

**MINUTES OF THE EAST COVENTRY TOWNSHIP
BOARD OF SUPERVISORS MEETING
MONDAY, NOVEMBER 13, 2017 AT 7:00 PM**

6:45 PM Executive Session.

The Board of Supervisors held its regular monthly meeting on Monday, November 13, 2017. Present for the meeting were supervisors Ray Kolb, W. Atlee Rinehart, Karen Nocella, Michael Albert Moyer, and Anthony Duffy. Also present were Bernard A. Rodgers, Township Manager, Mark A. Hosterman, Township Solicitor and Brady Flaharty, Township Engineer.

The Board of Supervisors Chairman, Ray Kolb, called the meeting to order at 7:00 p.m. and the pledge of allegiance was recited. Mr. Kolb turned the meeting over to Township Solicitor, Mark Hosterman. Mr. Hosterman reported the Board of Supervisors met in Executive Session at 6:45 p.m. to discuss the status of police contract negotiations.

1. Minutes.

Consideration of approval of the minutes of the October 9, 2017 meeting. Mr. Rinehart requested in the future the full names and addresses of speakers before the board be recorded in the minutes. Mr. Kolb referenced the 3rd paragraph of page 2 and offered the correct spelling of the speaker's last name.

Mr. Kolb called for a vote to approve the minutes with the spelling correction. Michael Moyer motioned to approve the minutes with the correction and the motion was seconded by Karen Nocella. The motion passed 5-0.

2. Public Comment.

Chairman Kolb opened the floor to public comments and the following comments were generated:

Bob Bauers, 169 Sawmill Road, thanked the supervisors for their time and effort. He asked for the genesis of the brush, grass, and weed ordinance and the parking ordinance when they are up for discussion on the agenda.

In reference to the proposed vehicle auction site on Fricks Lock Road, he questioned why there is no requirement for screening in the C-1 zoning district, especially for commercial vehicles. Mr. Hosterman replied he would have to further review the specific C-1 requirements regarding screening before providing a response.

Lawrence Brown, 500 Sanatoga Road, questioned the intent behind the zoning restrictions in the C-1 district which limits outside storage. He noted at the last Zoning Hearing Board hearing members referred to the section as stating you could store farm equipment, he feels board members misread the ordinance and asked that Supervisors look into the transcript regarding the intent to screen the storage of materials.

W. Atlee Rinehart asked what the timeline was for Board of Supervisors to review the Zoning Hearing Board's decision. Mark Hosterman stated it is 30 days from the date of decision.

Lance Parson, 79 Brownestone Drive, stated the Kulp Road bridge replacement looks great. He asked how long Mr. Ussler's disc will remain parked in its present location. Mr. Rodgers replied the spot is not part of the easement and although Mr. Ussler was presented with an easement amendment that would swap that area for the adjacent segment of the trail easement, the Township has not received a response.

3. Ordinances.

➤ **Discussion and consideration of advertising draft Ordinance No. 218 for adoption at the December 11, 2017 Board of Supervisors meeting.**

AN ORDINANCE OF EAST COVENTRY TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF EAST COVENTRY, CHAPTER 15 (MOTOR VEHICLES), PART 4 (GENERAL PARKING REGULATIONS), BY ADDING A NEW SECTION 15-409 ENTITLED "ADDITIONAL PARKING REGULATIONS" TO ESTABLISH TOWNSHIP PARKING REGULATIONS; TO ADD A NEW SECTION 15-410 ENTITLED "ENFORCEMENT" TO AUTHORIZE THE ISSUANCE OF PARKING VIOLATION NOTICES AND TICKETS FOR A VIOLATION OF TOWNSHIP PARKING REGULATIONS; TO DELETE EXISTING SECTION 15-409 (PENALTIES FOR VIOLATION) IN ITS ENTIRETY; AND TO ADD A NEW SECTION 15-411 ENTITLED "PENALTIES FOR PARKING VIOLATIONS" TO ESTABLISH A \$20 FINE FOR A VIOLATION OF LOCAL PARKING REGULATIONS.

Chairman Kolb asked the Township Solicitor, Mark Hosterman, to present information on the three proposed ordinances before the Board. Mr. Hosterman stated the first ordinance up for discussion is the regulation of local parking violations. He noted the Township does not establish fines for parking violations; all violations which, as a result, are currently enforced under the PA Motor Vehicle Code. He related the genesis of this ordinance is to facilitate a smoother, more efficient process for rectifying a violation; "Pay the fine and move on." Mr. Hosterman read aloud the parking violations that would be enforced by the Township Police Department and subject to a \$20.00 fine. He noted if the fine was not paid within 10 days, a citation would be issued under the PA Motor Vehicle Code.

Gail Brown stated she has to post temporary signs along Fricks Lock Road for Township events, she asked if she is in violation of the ordinance when she parks along the roadway. Chief Mossman replied if one is parked on the roadway and impeding traffic flow, that is a safety hazard, for which one could possibly be ticketed. He noted the Township fine (\$20.00) is less substantial than the PA Motor Vehicle Code which is \$130.00. Ms. Brown remarked the Historical Commission is seeking grant funding for permanent signage so hopefully it would not be an issue in the near future.

Chief Mossman noted all the violations listed in the proposed ordinance are currently enforceable under the PA Motor Vehicle Code and are subject to a \$130 fine according to the state statute.

Mr. Bauers asked if passage of this ordinance will require additional "No Parking" signage. Mr. Rinehart stated the signage is already in place in many subdivisions. Mr. Kolb concurred.

A brief discussion ensued about the definition of roadway versus travel lanes. It was determined no changes needed to be made in the ordinance and the term "roadway" should remain as is.

Township Manager, Bernard Rodgers, referred the Board to the documents in their agenda packet concerning the results of recent speed limit study performed on Bethel Church Road. He suggested the new ordinance contain language to reduce the (unposted) 55 mph speed limit along Bethel Church Road (between Old Schuylkill Road and the Chester/Montgomery County line) to 35 mph.

Chairman Kolb called for a vote, W. Atlee Rinehart motioned to advertise Ordinance No. 218 and include recommended text changes concerning the Bethel Church Road speed limit reduction. Karen Nocella seconded the motion and the motion carried 5-0.

➤ **Discussion and consideration of advertising draft Ordinance No. 219. “Brush, Grass and Weeds Ordinance” for adoption at the December 11, 2017 Board of Supervisors meeting.**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF EAST COVENTRY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, CHAPTER 5 (CODE ENFORCEMENT), PART 1 (BUILDING CODES), SECTION 5-111 (AMENDMENTS TO

BUILDING CODES), TO ADD A NEW PARAGRAPH 2 AMENDING THE FOLLOWING SECTIONS OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE: TO AMEND SECTION 103.5 (FEES) TO CLARIFY THAT FEES ARE SET FORTH IN THE FEE SCHEDULE ADOPTED BY THE BOARD OF SUPERVISORS FROM TIME TO TIME; TO

DELETE SECTION 302.4 (WEEDS) IN ITS ENTIRETY; TO AMEND SECTION 304.14 (INSECT SCREENS) TO REQUIRE INSECT SCREENS BE UTILIZED FROM MAY 15 TO

OCTOBER 15 EACH YEAR; TO AMEND SECTION 602.3 (HEAT SUPPLY) TO REQUIRE HEAT BE SUPPLIED TO DWELLINGS FROM OCTOBER 1 TO MAY 1 EACH YEAR; TO AMEND SECTION 602.4 (OCCUPIABLE WORK SPACES) TO REQUIRE HEAT BE SUPPLIED TO OCCUPIABLE WORK SPACES FROM OCTOBER 30 TO MAY 1 EACH YEAR; AND TO AMEND CHAPTER 10 (HEALTH AND SAFETY) TO ADD A NEW PART 5 ENTITLED “BRUSH, WEEDS AND GRASS” TO SPECIFY A MAXIMUM OF TWELVE INCHES (12”) FOR GRASS AND VEGETATION AND TO EXCLUDE FROM SUCH REQUIREMENT LAND USED FOR AGRICULTURAL, ORNAMENTAL OR OTHER USEFUL PURPOSES AND CONTAINING THE FOLLOWING SECTIONS: DECLARATION OF NUISANCE; HEIGHT RESTRICTIONS; EXCEPTIONS; NOXIOUS VEGETATION PROHIBITED; NOTICE OF VIOLATION; ABATEMENT; FAILURE TO ABATE; WORK PERFORMED BY TOWNSHIP; AND VIOLATIONS AND PENALTIES.

Mr. Hosterman stated International Property Maintenance Code was adopted along with the Building Code; however, not all details were addressed at that time. He noted this ordinance would “fill in the blanks.” Mr. Hosterman read aloud the items from the proposed ordinance that were not previously addressed such as heat supply requirements in occupiable dwelling and work spaces and the brush, weeds, and grass twelve inch (12”) maximum height restriction. Mr. Hosterman noted the ordinance spells out the best management practices vegetation exceptions for agricultural purposes, wetlands, and woodlands. He noted violators of the height restriction would be issued a notice of violation and failure to abate within the prescribed timeline would allow the Township to issue a citation and remedy the situation. Mr. Rinehart asked if the Township has to remedy the situation would it be liable for any damages incurred. Mr. Hosterman replied the Township could be liable; but it is not likely due to the minimal amount of risk involved.

John Jenkins, 324 Spiece Road, asked if PECO properties need to be mowed within 12 inches. Township Manager, Mr. Rodgers stated they fall under agricultural or utility easements and would be exempt.

Zach Klaptoski, 886 Vaughn Road asked if you could allow grass to grow to block out the view of your neighbors. He stated he is surrounded by brush and woodlands and questioned if he would have to mow most of it down. Mr. Kolb replied his property is considered woodlands along the perimeter and would not be impacted.

Mr. Walt Woessner, asked about the heat requirements. Mr. Tom Duffy noted the ordinance differentiates between work space and residential dwellings and specifies a temperature of not less than 65 degrees for workspace and 68 degrees for sleeping spaces.

Chairman Kolb called for a vote. W. Atlee Rinehart motioned to authorize advertisement of Ordinance No. 219. "Brush, Grass and Weeds Ordinance" for adoption at the December 11, 2017 Board of Supervisors meeting. The motion was seconded by Anthony Duffy and the motion carried 5-0.

- ➡ **Discussion and consideration of advertising draft Ordinance No. 220. "Tax Credits For Volunteer Service Members" for adoption at the December 11, 2017 Board of Supervisors meeting.** AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF EAST COVENTRY, CHESTER COUNTY, PENNSYLVANIA, TO AMEND CHAPTER 24 (TAXATION, SPECIAL), TO ADD A NEW PART 6 ENTITLED "VOLUNTEER SERVICE TAX CREDITS" ESTABLISHING A VOLUNTEER SERVICE CREDIT PROGRAM; ENACTING RIDGE FIRE COMPANY; AND ESTABLISHING ADMINISTRATIVE PROCEDURES AND APPEALS.

Mr. Hosterman stated the ordinance under consideration comes before the Board as a result of the State's passage of Act 172 to encourage community volunteerism. The ordinance is modeled after North Coventry's to promote consistency between the townships being served by the same volunteer fire company. He stated a volunteer may be eligible for up to a \$225 credit of the amount of the earned income tax paid also up to a 20% credit toward the Township Real Estate Tax. He noted the Fire Company would be required to keep records of the volunteer hours served and the Board of Supervisors would be required to adopt the criteria for eligibility by resolution. He further related injury would not preclude participation with a Doctor's note.

Tax Collector, Missy King, 10 Eleanor Drive, asked if the amount to be credited is clarified in the ordinance. Mr. Hosterman responded in the affirmative. He noted the Board stills needs to establish the criteria for eligibility.

Chairman Kolb called for a vote. W. Atlee Rinehart motioned to authorize advertisement of Ordinance No. 220. "Tax Credits For Volunteer Service Members" for adoption at the December 11, 2017 Board of Supervisors. The motion was seconded by Michael Moyer and the motion carried 5-0.

4. Reports.

➡ **Consideration of Township Manager Report.**

- **Consideration of approval for the Special Fire Police Applications.**
 - Request for Fire Police traffic control services at Linfield Fire Company's Hayride, October 27-29, 2017 from 5:30-10:00 p.m.Chairman Kolb called for a vote. Michael Moyer motioned to approve the Linfield Fire Company's request and the motion was seconded by Anthony Duffy. The motion carried 5-0.
- **Discussion and consideration of request by military veteran, Robert A. Simon to waive \$50.00 fee for Solicitation Permit.** Chairman Kolb called for a vote. Michael Moyer motioned to approve the waiver of \$50.00 Solicitation Permit fee. The motion was seconded by Karen Nocella. The motion carried 4-1. Mr. Rinehart dissented, citing the permit fee as the normal cost of doing business.
- **Discussion and consideration of meeting date and time for joint Township and Owen J. Roberts School District meeting:** Tuesday, 11/28/17 at 7:00 p.m.; Wednesday, 11/29/17 at 7:00. p.m.; or Thursday, November 30, 2017 at 7:00 p.m. Missy King asked why the meeting is proposed. Michael Moyer responded the meeting is for general communication purposes

and joint meetings have been held in the past. Thursday, November 30th was determined to be the best day for all board members to meet.

- **Discussion and consideration to authorize advertisement of the following:**
 - **2018 auditor appointment of Reinsel Kuntz Leshner, LLP.** Mr. Rodgers explained that in order to maintain the Township's bond rating a CPA firm must be appointed. The appointment must be advertised 30 days in advance of the actual date of appointment which is proposed for the Board's regularly scheduled monthly meeting on December 11th. Chairman Kolb called for a vote. W. Atlee Rinehart motioned to authorize advertisement of the 2018 auditor appointment and the motion was seconded by Michael Moyer. The motion carried 5-0.
 - **2018 proposed budget:**
Mr. Rodgers stated the proposed 2018 budget must be advertised prior to adoption and he offered a summary of the proposed 2018 budget referencing each of the eight (8) funds' beginning balances and anticipated revenues and expenses, as follows:

**WORKING BUDGET SUMMARY 3
2018**

	General Fund 01	Benefit Escrow Fund 01A	Open Space Fund 04	Sewer Operating Fund 08	Sewer Capital Fund 09	Traffic Impact Fund 18	Capital Reserve Fund 30	Highway State Aid Fund 35	Total All Funds
Beginning Balance	873,724.00	50,167.92	1,253,765.00	354,411.00	1,373,856.00	290,775.00	720,651.00	179,440.00	4,896,789.92
Revenues	3,349,154.44	20,012.00	588,400.00	725,010.00	207,810.00	82,570.00	541,400.00	277,405.00	5,791,561.44
Total Available Funds	4,022,878.44	70,179.92	1,842,165.00	1,079,421.00	1,581,466.00	373,345.00	1,262,051.00	456,845.00	10,688,351.36
Expenses	3,355,628.78	0.00	451,375.93	489,822.09	20,000.00	270,000.00	407,000.00	283,800.00	5,287,724.80
Ending Balance	\$ 667,249.66	\$ 70,179.92	\$ 1,390,789.07	\$ 589,598.91	\$ 1,561,466.00	\$ 103,345.00	\$ 855,051.00	\$ 163,045.00	\$ 5,400,626.56

The following comments were generated:

- No increase in the tax millage rate or sewer use fee is planned for next year.
- Capital Reserve Fund revenues expenditures are projected at \$407,000. Mr. Rodgers noted the Zeiber Road bridge project estimates have come in at \$259,000.00 for rehabilitation and \$1,000,000.00 plus for reconstruction (which will require an application for a DEP permit that should start just after the 1st of the year).
- Mr. Rodgers recommended the expenditure of \$270,000.00 from Traffic Impact Fund for the design of the Wells Road/Route 724 traffic signal improvements. Mr. Rodgers recommended putting the \$270k in the budget and making a decision in the next year on whether to proceed with the design and permit approval from PennDOT.

Chairman Kolb called for a vote on the following:

Allocate \$270,000 from Traffic Impact Fund for later decision on Wells Road/Route 724 Traffic Signal Improvements. Anthony Duffy made a motion to approve the allocation which was seconded by Karen Nocella. The motion carried 4-1 with Michael Moyer dissenting.

Authorize \$275,000.00 in funding from the Capital Reserve Fund for possible repairs to the Zeiber Road bridge. Anthony Duffy motioned to approve authorization of \$275,000.0 for possible repairs to the Zeiber Road bridge. The motion was seconded by Michael Moyer and the motion carried 4-1 with Karen Nocella dissenting.

Chairman Kolb motioned to advertise the proposed 2018 budget for adoption at the December 11, 2017 Board meeting. The motion was seconded by Karen Nocella and the motion passed 5-0.

- **Authorization to advertise Acceptance of Bids for Farming Leases on the Creekview and Heyser tracts.** Chairman Kolb motioned to advertise for the acceptance of bids for farming leases on the Creekview and Heyser tracts. The motion was seconded by Karen Nocella and carried 5-0.
- **Discussion and consideration of approval of Grace Industries, Inc. Application for Payment No. 1 (\$83,918.65) and No. 2 (\$336,469.50) for a total payment of \$420,388.15 for the Kulp Road Bridge Replacement project.** Chairman Kolb called for a vote. Anthony Duffy motioned to approve Payment No. 1 (\$83,918.65) and No. 2 (\$336,469.50) for a total payment of \$420,388.15 for the Kulp Road Bridge Replacement project. The motion was seconded by W. Atlee Rinehart and the motion carried 5-0.
- **Presentation from Chester County on Rehabilitation of Old Schuylkill Road Bridge.**
Mr. Rodgers introduced Municipal Services Manager, Bob Johnston, P.E. with Gilmore & Associates, Inc. Mr. Johnston presented an overview of the County's Old Schuylkill Road bridge repair project. He explained some of the technical aspects of the repair work involved and noted the repair techniques will preserve the aesthetic qualities of the bridge, he noted the structural details are currently in the review process. Ray Kolb asked what the load rating would be and Mr. Johnston responded unlimited. He stated the bridge would look the same except for two taller parapet walls that will be finished with concrete and real stone, the guide rails will remain brown. One lane will be closed at a time during repair and he also noted the roadway would be leveled out gradually to prohibit construction vehicles from "bottoming out."

Gail Brown, resident of 500 Sanatoga Road and Chairwoman of the Township's Historical Commission, stated she was unaware of tonight's presentation and would like to request the Historical Commission be afforded the opportunity to participate in the review process. She asked if an historical renovation engineer is involved with the project since the bridge is eligible for national historic designation. Sandy Martin, P.E. with McCormick Taylor said Gilmore & Associates was selected because they have extensive historical experience. She stated they welcome community input and would be glad to share plans with the Township's Historical Commission. Larry Tietjen, an Historical Commission member, suggested they might offer a presentation and status update at the Commission's next monthly meeting.

Karen Marshall with Chester County explained the County's bridge review process and stated she regretted any miscommunication, but the intent of tonight's presentation was to solicit input from the Historical Commission, residents, and Supervisors. She noted the County is very aware of the bridge's historical significance and particular attention will be paid to the types of materials used. Sandy Martin noted the designer is obligated to direct the contractor to match the plan's specifications. One specification is that any stone that is removed be documented and possibly reused in the repair. The project's design engineer stated he understands their position and where feasible they will match and/or use indigenous materials while maintaining the bridge's integrity. Ms. Brown stated she appreciated those efforts but remarked the plans offered tonight do not provide for an in-depth viewing of the work involved and she noted the Historical Commission is typically more involved in the design and construction review process. Sandy Martin stated the funding source is through Act 13 and perhaps it is not the same process used on other projects.

Mr. Rodgers recommended the Supervisors move that the Township Historical Commission be involved in all phases of the review for the design of the rehabilitation and construction of the bridge as prepared for Chester County and forward its comments to the Board of Supervisors and to Chester County for consideration.

Ray Kolb motioned to approve Mr. Rogers recommendation and Anthony Duffy seconded the motion. The motion carried 5-0.

- **Discussion and consideration of PennDoT Speed Limit Study on Bethel Church Road S.R. 1035.** This agenda item was previously addressed during the discussion of proposed Ordinance No. 218 regulating parking violations.
- **Discussion and consideration of Township's option to prohibit (through Resolution) or allow ancillary casinos as outlined in Act 42 of 2017.** Chairman Kolb motioned for a vote approve Resolution 2017-25 prohibiting ancillary casinos in the Township. The motion was seconded by W. Atlee Rinehart and the motion carried 5-0.
- **Discussion and consideration of Traffic Signal Warrant Evaluation at Route 724 and Wells Road prepared by McMahon Associates, Inc. Township Traffic Engineer.** This agenda item was addressed during the Township Manager's report on the proposed 2018 budget.
- **Resolution No. 2017-23. A RESOLUTION IN SUPPORT OF THE CIRCUIT TRAILS, A GROWING NETWORK OF MULTI-USE TRAILS LOCATED IN THE NINE COUNTIES THAT COMPRISE THE DELAWARE VALLEY REGIONAL PLANNING COMMISSION REGION.** Mr. Rodgers welcomed Ms. Loessner from the Delaware Valley Regional Planning Commission. Ms. Loessner stated their mission is to increase a safe, accessible and inter-connected off- roadway trail network for cyclists and pedestrians. They are soliciting support from area municipalities in support of their mission and she thanked the Board for their previous support. Mr. Rodgers asked what constitutes a Circuit trail. Ms. Loessner stated a twelve foot (12') wide multi-use trail such as the Schuylkill River Trail would be an example.

Mr. Mike Brinley with Chester County Cycling stated 750 miles of linked trails was the ultimate goal and in order to meet that goal they would need to build twenty miles of trails per year throughout the DVRP area. He noted local municipalities are not under any financial obligation.

Mr. Rinehart stated he is in favor of off-road biking opportunities for safety's sake rather than cyclists competing with automobile traffic and speed limits. Mr. Brinley stated many cyclists do use the off-road trails and there is a speed limit along the multi-use trails, he noted enforcement can be challenge. Ms. Loessner cited recent partnerships between local law enforcement and their agency to educate riders and motorists; this past summer cyclists were stopped and informed of the speed limit on selected multi-use trails.

Chairman Kolb called for a vote and Karen Nocella made a motion to accept Resolution 2017-23. The motion was seconded by Michael Moyer and the motion carried 5-0.

➡ **Consideration of Township Engineer Report.**

Chairman Kolb called for a vote. Anthony Duffy motioned to approve the Township Engineer's Report as presented. The motion was seconded by Karen Nocella and carried 5-0.

➤ **Consideration of approving reports from various departments and committees.**

Chairman Kolb called for a vote. Anthony Duffy motioned to approve reports from various department and committees as presented. W. Atlee Rinehart seconded the motion and the motion carried 5-0.

5. Subdivisions and Land Development.

➤ **JJ Kane Auctioneers – 200 Fricks Lock Road.**

Mr. Rodgers informed the Board a Sketch Plan (non-consultant review) has been submitted for Planning Commission review and comment at their regular monthly meeting on Wednesday, October 15, 2017.

6. Zoning Hearing Board Applications.

➤ **Zoning Hearing Board Application No. 267 – Frick's Lock Road – J.J. Kane and Associates Discussion and consideration of Zoning Hearing Board's Findings of Fact and Opinion.**

Mr. Rodgers reported the Zoning Hearing Board's decision on Application No. 267 was received and distributed tonight for board review. He also reported the developer will be attending the Planning Commission meeting this week for an informal sketch plan review of their proposed project.

Mark Hosterman noted the Board of Supervisors needs to issue permission on a zoning issue the hearing board did not take action on; namely, allowing parking on a second lot. The Board may make that decision during the subdivision review process. Walt Woessner asked if there is a time limit on challenging the use variance. Mr. Hosterman replied the Board has 30 days to appeal.

Mr. Brown, 500 Sanatoga Road, recommended the Board review the transcript of the Zoning Hearing Board decision, he feels the basis for their decision was flawed. He stated they considered storage requirements that were exempt in C-1. He also noted that a traffic review study would most likely recommend intersection improvements. He expressed concern the Township may be liable in covering the costs of the study should the developer decide not to move forward.

Mr. Rodgers stated the developer is aware of the need for intersection improvements. Mr. Hosterman stated the developer cannot sue the Township for design expenses, the Township is simply following the requirements outlined in the ordinance. He also commented on the Zoning Hearing Board decision noting that their decision on permitted use is within reason and it could be difficult to prove an error was made; the appeal process can be costly and time-consuming.

Planning Commission member, Lance Brown pointed out another issue to look for during the review process: Can the roadway handle the weight and volume of traffic in its present condition. He noted there are some very costly issues the developer has to address in preparing the site for construction. Township Engineer, Brady Flaharty agreed. He stated with stormwater requirements, separate well installation, and parking lot surface requirements, development costs could potentially run six to eight million dollars. Planning Commission Chair, Walt Woessner, stated the Township has the Colonna Business Park plans to refer to which show the intersection improvements and site improvements that were previously required.

Mr. Brown said he would like to obtain a copy of the Zoning Hearing Board transcript and Mr. Rodgers and Mr. Hosterman replied they first needed to research the legal parameters concerning its distribution.

Chairman Kolb suggested the developer proceed to the Planning Commission for further input and motioned for the Board to take no further action at this time. The motion was seconded by Michael Moyer and the motion carried 5-0.

➡ **Zoning Hearing Board Application No. 268 – 401 Ebelhare Road.**

Application for a variance from the terms of the Zoning Ordinance. (Section 909.1 (a) (5) of the MPC; Sections 1506, 1506.B, and 1506 A of the Zoning Ordinance received by Keith and Tracy Brand on August 20, 2017. Applicants request relief from minimum road frontage requirements.

There were no additional comments or discussion generated. Chairman Kolb made a motion that the Board takes no action on the matter. Michael Moyer seconded the motion and the motion carried 5-0.

7. Other Business.

No discussion or additional comments were generated.

- Spotted Lanternfly Update.
- Wreaths Across America.

8. Exonerations.

Chairman Kolb called for a vote. Anthony Duffy motioned to approve the exonerations as presented. The motion was seconded by Michael Moyer and the motion carried 5-0.

9. Payment of Bills.

Chairman Kolb called for a vote. Karen Nocella motioned to approve payment of the bills as presented. Anthony Duffy seconded the motion and the motion carried 5-0.

10. Information Items and Additional Items to be Brought Before the Board.

Anthony Duffy inquired about the sewer system at the end of Ashford Lane and what the Township could do to lessen the noise and vibration. Mr. Kolb responded the system is private and not owned by the Township.


Mr. Duffy also inquired about the status of the cell tower project on Baptist Church Road. He asked if the Township has copies of the environmental issues that were brought forth, because according to nearby homeowners a few issues need to be mitigated. Mr. Rodgers stated that no plans have been submitted yet.

Chairman Kolb congratulated Ms. Nocella on her recent electoral victory. Ms. Nocella stated she is honored to be re-elected to serve on the Board.

11. Adjournment

There was no further business brought before the Board, Chairman Kolb called for a vote to adjourn. Karen Nocella motioned to adjourn and the motion was seconded by Anthony Duffy. The motion carried 5-0 and the meeting was adjourned at 9:42 p.m.

Respectfully Submitted,


Bernard A. Rodgers
Township Secretary